

SNAPSHOT of HOME Program Performance--As of 09/30/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|---------------|---------------|------------------------------|---------|---------|
| | | | | | Group | C | Overall |
| Program Progress: | | | | | | | |
| | | | PJs in State: | 11 | | | |
| % of Funds Committed | 96.05 % | 95.36 % | 6 | 95.51 % | 54 | 58 | |
| % of Funds Disbursed | 92.73 % | 90.21 % | 5 | 87.58 % | 72 | 74 | |
| Leveraging Ratio for Rental Activities | 2.91 | 7.97 | 9 | 4.86 | 38 | 33 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 88.09 % | 86.96 % | 7 | 82.17 % | 27 | 35 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 100.00 % | 75.96 % | 1 | 71.17 % | 99 | 100 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 83.33 % | 83.47 % | 7 | 81.54 % | 44 | 47 | |
| % of 0-30% AMI Renters to All Renters*** | 45.83 % | 46.58 % | 7 | 45.68 % | 0 | 48 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 100.00 % | 97.48 % | 1 | 96.19 % | 100 | 100 | |
| Overall Ranking: | | | In State: | 5 / 11 | Nationally: | 75 76 | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$59,506 | \$18,765 | | \$27,510 | 48 Units | 42.50 % | |
| Homebuyer Unit | \$32,233 | \$7,290 | | \$15,239 | 58 Units | 51.30 % | |
| Homeowner-Rehab Unit | \$0 | \$19,934 | | \$20,932 | 0 Units | 0.00 % | |
| TBRA Unit | \$1,609 | \$2,978 | | \$3,121 | 7 Units | 6.20 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Greeley CO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| PJ: | \$84,957 | \$129,302 | \$0 |
| State:* | \$80,921 | \$89,750 | \$20,499 |
| National:** | \$98,643 | \$77,150 | \$23,791 |

CHDO Operating Expenses:
(% of allocation)

| | |
|----------------------|---|
| PJ: | 0.0 % |
| National Avg: | 1.2 % |

R.S. Means Cost Index: 0.8

| | Rental % | Homebuyer % | Homeowner % | TBRA % | | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|---|---|--|--|--|---|---|
| RACE: | | | | | HOUSEHOLD TYPE: | | | | |
| White: | 39.6 | 17.2 | 0.0 | 0.0 | Single/Non-Elderly: | 43.8 | 1.7 | 0.0 | 0.0 |
| Black/African American: | 2.1 | 0.0 | 0.0 | 0.0 | Elderly: | 10.4 | 3.4 | 0.0 | 0.0 |
| Asian: | 0.0 | 0.0 | 0.0 | 0.0 | Related/Single Parent: | 18.8 | 41.4 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 | Related/Two Parent: | 25.0 | 48.3 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 | Other: | 2.1 | 5.2 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Other Multi Racial: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| ETHNICITY: | | | | | | | | | |
| Hispanic | 58.3 | 82.8 | 0.0 | 0.0 | | | | | |
| HOUSEHOLD SIZE: | | | | | SUPPLEMENTAL RENTAL ASSISTANCE: | | | | |
| 1 Person: | 56.3 | 0.0 | 0.0 | 0.0 | Section 8: | 37.5 | 0.0 [#] | | |
| 2 Persons: | 8.3 | 8.6 | 0.0 | 0.0 | HOME TBRA: | 0.0 | | | |
| 3 Persons: | 8.3 | 22.4 | 0.0 | 0.0 | Other: | 45.8 | | | |
| 4 Persons: | 10.4 | 41.4 | 0.0 | 0.0 | No Assistance: | 16.7 | | | |
| 5 Persons: | 8.3 | 19.0 | 0.0 | 0.0 | | | | | |
| 6 Persons: | 6.3 | 6.9 | 0.0 | 0.0 | | | | | |
| 7 Persons: | 2.1 | 1.7 | 0.0 | 0.0 | | | | | |
| 8 or more Persons: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| | | | | | # of Section 504 Compliant Units / Completed Units Since 2001 | | 62 | | |

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Greeley State: CO Group Rank: 75
 (Percentile)
 State Rank: 5 / 11 PJs Overall Rank: 76
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 73.95% | 88.09 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 54.12% | 100 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 83.33 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 92.11% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 2.750 | 1.05 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

